

The Department of Public Works collects sewer fees on behalf of the Capital Improvement Program for the Storm and Sanitary sewer systems, as well as the Water Pollution Control Plant. These fees are **one-time capacity fees** collected with construction permits. The annual use fees relating to these facilities are collected separately with the property tax bill for the subject property.

Storm Drainage Fees

Storm Drainage fees are collected in support of the pipes and distribution facilities that make up the storm drainage system. This system facilitates the orderly drainage of surface water from your property to the various creeks that feed into the Bay.

Sanitary Sewer Fees

Sanitary Sewer fees are collected in support of the pipes and distribution facilities that make up the sanitary sewer system. Without this system, there would be no way for the sewage to get from your property to the Sewage Treatment Plant (see below) in North San Jose.

The Sanitary Sewer Area Fee is calculated based on the site acreage, and allows for 7 residential units per acre. Non-residential uses are converted to "living unit equivalents", and any sewer discharge in excess of 7 units per acre is charged an additional **Excess Units Fee**.

Sewage Treatment Plant Connection Fees (STP)

Connection (capacity) fees are collected on behalf of the Sewage Treatment Plant a.k.a. the Water Pollution Control Plant and are based on the size and use of the space occupied.

For residential projects, the fee is calculated based on the number and type of residential units.

For non-residential projects, the fee is calculated on a square footage basis, with fees ranging from approximately \$0.25/sf for retail uses, approximately \$5.00/sf for a full service restaurant, and up to approximately \$8.50/sf for a coin operated laundry. If a previous tenant has paid sewage fees for the space, then a new tenant only has to pay the difference between the use already paid for and the proposed use. For example: If a coin operated laundry is now proposed in a space that has paid sewer fees for a full service restaurant, then the new tenant would be credited the fees previously paid and only have to pay approximately \$3.50/sf (new fee of \$8.50/sf for laundry minus credit of \$5.00/sf for previous restaurant use). Tenant Improvements may also trigger the Excess Units Fee described above.

Public Works staff can be reached at (408) 535-7802 to assist you in determining the sewage fees that would be due, as well as any credits that may be available for the space you are considering.